



O N C O R I N T E R N A T I O N A L

April 2, 2004

City of Sunnyvale
Mr. Mike Chan
456 West Olive Avenue
Sunnyvale, CA 94088

Re: Fair Oaks Business Park

Dear Mr. Chan:

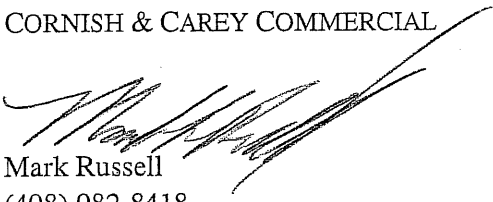
Pursuant to our telephone conversation, here is the document that amends the CC&R's to allow residential uses. Kollreal, the declarant, has signed the document and we are in process of collecting approval from other owners.

Please review and execute on behalf of the City. Identification of the properties being converted are included in the document. These are included within one of the Sunnyvale "Futures" areas as designated by the City, and already has the ITR zoning.

Please call if you have any questions. Thank you for your cooperation.

Sincerely,

CORNISH & CAREY COMMERCIAL



Mark Russell
(408) 982-8418

MR:lh

cc: Jeff Arrillaga